

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

**COMMENTS FROM ENGINEERING WILL BE
AVAILABLE AT THE DRC MEETING**

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SITE PLAN REVIEW AND COMMENT
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Division: Fire

Member: Albert Weber
761-5875

Project Name: St Thomas Aquinas HS

Case #: 137-R-96

Date: 9-25-01

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: St. Thomas Aquinas High School

Case #: 137-R-96

Date: September 25, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: St. Thomas Aquinas High School

Case #: 137-R-96

Date: 9/25/01

Comments:

General site inspection may be made to verify any applicable site Code requirements.

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Division: Planning

Member: Chris Barton
828-5849

Project Name: St. Thomas High School, Concession Stand **Case #:** 137-R-96

Date: September 25, 2001

Site Plan Review for a 1800S.F. Concession stand with restrooms and related improvements, on campus and within the CF-HS district.

Comments:

1. Show all exterior lighting, including any proposed wall packs on the proposed building, and show that no direct source of light is visible from the neighboring residential areas.
2. Indicate if any outdoor public address systems are proposed.
3. Provide more detailed elevations to include the outlines of the adjacent bleacher structure, scoreboard and storage building. Indicate and show that there is adequate clear head room for pedestrians moving under the bleacher structure.
4. Revise the Site Profile data table for items I and J regarding the height, this is unclear.
5. Provide pedestrian-scale lighting for pedestrian areas in and around the proposed facility.
6. This structure scales at 1,836 S.F. and has a parking requirement of seven spaces. Please note this on your parking calculations table.
7. In a text narrative, discuss anticipated number of events anticipated, the possible hours of operation, how deliveries are to be made, trash service, lighting, P.A. systems; security systems, landscaping etc. for the proposed facility.
8. Indicate on the site plan if there is a pedestrian connection or gate to the adjacent baseball field, from the proposed sidewalks.
9. Discuss with Engineering representative, County requirements for the proposed septic system.
10. Discuss landscape plans with Landscape representative, and if landscaping is required provide a plan.

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11. Provide additional detailing/facade treatment for the south and west facades of the proposed structure, and indicate the proposed color and materials for exterior surfaces.
12. The parking counts for the campus do not indicate the sizes or uses of the many facilities that are shown on the existing facilities list. The plan only lists each facility and no indication of use or numbers of classrooms or seating capacities of gyms, cafeteria or auditoriums is provided. As this information will be needed to do an accurate parking analysis prior to any future expansion proposal for campus please be advised that such detailed information may be required upon any future expansion proposals.
13. Any future development proposals may require the review of a full campus Master Plan that at a minimum indicates comprehensive systems for: vehicular circulation, parking, pedestrian circulation, landscaping, and lighting, as well as the placement of future anticipated facilities. Care should be taken to mitigate points of conflict with the surrounding neighborhoods and to prevent the creation of any future points of conflict. Be advised that a review of the entire property may be required for any future facility development.
14. We recommend that these plans and an overall campus development plan be shown to and discussed with representatives of the Melrose Manors Homeowners Association.
15. Additional comments may be forthcoming and responses are due within 90 days of this meeting or additional DRC review may be required.
16. Additional comments may be forthcoming.

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Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: St. Thomas H/School

Case #: 137-R-96

Date: 9/25/01

Comments:

The new facility should be part of the existing intrusion detection system.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: St. Thomas Aquinas High School

Case #: 137-R-01

Date: 9/25/01

Comments:

1. Parking data as calculated is incorrect in accordance with section 47-20.2.
2. Provide setback dimensions from western property line.
3. Additional comments maybe forthcoming at DRC meeting.